



GRASSROOTS
REALTY GROUP

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328 19 Street NE
Calgary, Alberta

MLS # A2349405



\$650,000

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,268 sq.ft.	Age:	1966 (60 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions:	N/A
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Tucked among the trees beside a park, this charming bungalow offers a fantastic combination of comfort, convenience, and character. The main floor features three bedrooms, a renovated kitchen with granite countertops and hardwood flooring, and a 4-piece bathroom. The home offers a number of valuable updates and features, including custom window coverings, a Kinetico water softener installed approximately 3 months ago, a 2023 hot water tank, and 35-year shingles installed approximately 10 years ago. Additional insulation has been added to the exterior and attic, while the garage features spray-foam wall insulation for improved efficiency. A gas fireplace adds warmth and ambiance to the main living space. One of the bedrooms offers direct access to a sunroom and create a relaxing retreat. The basement provides additional living space, a 3-piece bathroom, and convenient laundry facilities. Quick access to downtown Calgary, Deerfoot Trail, and Barlow Trail, commuting and getting around the city is easy. A wonderful opportunity to enjoy comfortable living in a peaceful, park-side setting with thoughtful upgrades and excellent access to everything Calgary has to offer.